073.0	0001	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,200 / 828,200
					USE VALUE:	828,200 / 828,200
					ASSESSED:	828,200 / 828,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER MATTHEW D & NAZILA S	
Owner 2:		
Owner 3:		
Street 1:	42 COLUMBIA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DEVITO JOHN F & CAROLE A -
Owner 2:	-
Street 1:	42 COLUMBIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,022 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 2993 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8022.000	365,100	600	462,500	828,200
Total Card	0.184	365,100	600	462,500	828,200
Total Parcel	0.184	365,100	600	462,500	828,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.69 | /Parcel: 276.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,100	600	8,022.	462,500	828,200	828,200	Year End Roll	12/18/2019
2019	101	FV	330,300	600	8,022.	429,400	760,300	760,300	Year End Roll	1/3/2019
2018	101	FV	261,400	0	8,022.	429,400	690,800	690,800	Year End Roll	12/20/2017
2017	101	FV	261,400	0	8,022.	376,600	638,000	638,000	Year End Roll	1/3/2017
2016	101	FV	261,400	0	8,022.	343,500	604,900	604,900	Year End	1/4/2016
2015	101	FV	260,000	0	8,022.	303,900	563,900	563,900	Year End Roll	12/11/2014
2014	101	FV	260,000	0	8,022.	287,400	547,400	547,400	Year End Roll	12/16/2013
2013	101	FV	260,000	0	8,022.	273,500	533,500	533,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVITO JOHN F &	72107-428	1	1/9/2019		990,000	No	No		
	21266-291		7/1/1991		204,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1042	Wood Dec	30,900	C				
6/27/2013	976	Manual	8,500	C				
8/15/2003	710	Redo Kit	10,000	C		G6	GR FY06	
4/20/1994	133		15,000					20X24 ADDITION
11/26/1993	587		4,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2019	SQ Returned	JO	Jenny O
10/30/2018	Info By Phon	DGM	D Mann
9/10/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
6/2/2009	Info At Door	189	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8022		Sq. Ft.	Site		0	70.	0.82	12									462,462						462,500	

Total AC/HA: 0.18416 | Total SF/SM: 8022 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,462 | Spl Credit | Total: 462,500

User Acct

46131

GIS Ref

GIS Ref

Insp Date

09/10/18

!6137!

PRINT

Date	Time
12/10/20	20:56:43

LAST REV

Date	Time
11/19/20	11:28:21

danam

USER DEFINED

Prior Id # 1:	46131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.14111316
Const Adj.:	0.98342967
Adj $ / SQ:	106.609
Other Features:	118800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435754
Depreciation:	81050
Depreciated Total:	354704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

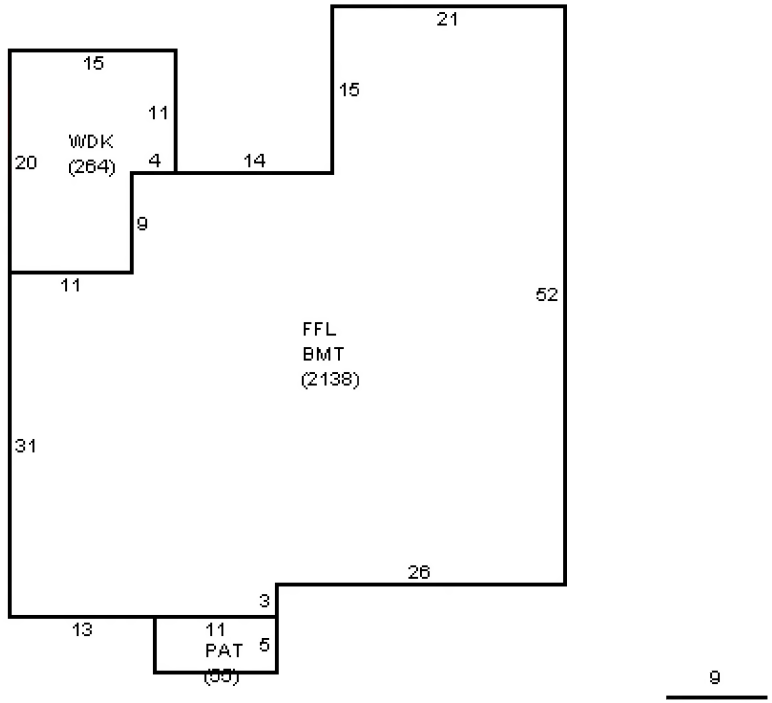
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	106.61
Special Features:	10400	Val/Su Net:	79.46
Final Total:	365100	Val/Su SzAd	170.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,138	40.300	86,158
FFL	First Floor	2,138	106.610	227,931
WDK	Deck	264	9.630	2,541
PAT	Patio	55	5.900	325
	Net Sketched Area:	4,595	Total:	316,955
Size Ad	2138	Gross Are	4595	FinArea 2993

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X17	A	AV	1955	3.72	T	40.8	101			600			600
96	Whirl Pool	D	S	1	5X5	A	AV	1998	500.00	T	16.8	101			10,400			10,400

More:	N	Total Yard Items:	600	Total Special Featues:	10,400	Total:	11,000